

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Racine County Sewage-Whitford Park		
<b>BRRTS #:</b>	03-52-003531	<b>FID #</b> (if appropriate):	
<b>COMMERCE #</b> (if appropriate):	53185-9999-21		
<b>CLOSURE DATE:</b>	August 22, 2003		
<b>STREET ADDRESS:</b>	621 N River Rd		
<b>CITY:</b>	Waterford		
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b> 666215	<b>Y =</b> 255435	
<b>CONTAMINATED MEDIA:</b>	Groundwater	Soil	<input checked="" type="checkbox"/> Both
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	No	<input checked="" type="checkbox"/>
<b>• IF YES, STREET ADDRESS:</b>			
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	<b>Y =</b>	
<b>OFF-SOURCE SOIL CONTAMINATION &gt;Generic or Site-Specific RCL (SSRCL):</b>	Yes	No	<input checked="" type="checkbox"/>
<b>• IF YES, STREET ADDRESS 1:</b>			
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	<b>Y =</b>	
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	No	<input checked="" type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>			
Closure Letter, and any conditional closure letter issued			<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties			<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties			<input type="checkbox"/>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results</b> (no shading or cross-hatching)			<input type="checkbox"/>
<b>Tables of Latest Soil Analytical Results</b> (no shading or cross-hatching)			<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<input type="checkbox"/>
<b>GW: Table of water level elevations</b> , with sampling dates, and free product noted if present			<input type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map</b> (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs</b> , with one contour			<input checked="" type="checkbox"/>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)			<input type="checkbox"/>
<b>RP certified statement that legal descriptions are complete and accurate</b>			<input checked="" type="checkbox"/>
<b>Copies of off-source notification letters</b> (if applicable)			<input type="checkbox"/>
<b>Letter informing ROW owner of residual contamination</b> (if applicable)(public, highway or railroad ROW)			<input type="checkbox"/>
<b>Copy of (soil or land use) deed restriction(s) or deed notice</b> if any required as a condition of closure			<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

August 22, 2003

Mr. Lynn Tamblyn  
West Racine Sewer District  
5436 Scenery Road  
Waterford, WI 53185

RE: **Final Closure**

**Commerce # 53185-9999-21**      **WDNR BRRTS # 03-52-003531**  
Racine County Sewage-Whitford Park, 621 North River Road, Waterford

Dear Mr. Tamblyn:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads 'Monica L. Weis'.

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Bradley Lake, Strand Associates, Inc.  
Case File



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**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

June 16, 2003

Mr. Lynn Tamblyn  
West Racine County Sewer District  
5436 Scenery Road  
Waterford, WI 53185

RE: **Conditional Case Closure**

**Commerce # 53185-9999-21**                      **WDNR BRRTS # 03-52-003531**  
Racine County Sewage-Whitford Park, 621 North River Road, Waterford

One 550-gallon diesel fuel underground storage tank removed in June 1993

Dear Mr. Tamblyn:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Strand Associates, Inc., for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

**The following condition must be satisfied to obtain final closure:**

- All groundwater monitoring wells must be properly abandoned and the appropriate documentation forwarded to Commerce at the letterhead address.

Commerce understands that monitoring well MW-1 could not be located. Be aware that if well MW-1 is not located and properly abandoned, a deed restriction will be necessary to obtain final closure.

It appears that the new building will be constructed over the location of MW-1. If well MW-1 is encountered during construction activities it should be properly abandoned and the appropriate documentation forwarded to Commerce. Additionally, Commerce understands that any contaminated soil encountered during excavation/construction activities will be properly disposed of in accordance with all applicable laws.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Mr. Lynn Tamblyn

Commerce # 53185-9999-21

WDNR BRRTS # 03-52-003531

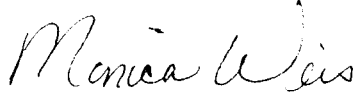
Racine County Sewage-Whitford Park, 621 North River Road, Waterford

June 16, 2003

Page 2

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5361.

Sincerely,

A handwritten signature in cursive script that reads "Monica Weis".

Monica L. Weis  
Hydrogeologist  
Site Review Section

cc: Mr. Luke Hellerman, Strand Associates, Inc.  
Case File

Waterford  
Lift  
Station

EASEMENT

THIS INDENTURE, made this 27th day of September, 1969, by and between the VILLAGE OF WATERFORD, Racine County, Wisconsin, hereinafter designated as the party of the first part, and JAMES H. RACINE COUNTY SEWERAGE DISTRICT, of the County of Racine, Wisconsin, hereinafter designated as the party of the second part,

WITNESSETH

that for and in consideration of the sum of One (\$1.00) dollar, in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, the party of the first part has this day purchased and sold, and by these presents does bargain, sell, convey, transfer and deliver unto the party of the second part a permanent easement and right-of-way, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may deem fit for access to lift stations, pipe lines, mains, and appurtenances thereto, and to construct, maintain and operate lift stations, underground pipe lines, mains, and appurtenances thereto for the purpose of conveying water and sewage over, across, through and under the lands hereinafter described, together with the right to excavate and refill ditches, trenches, and foundations for the location of said lift stations, pipe mains, appurtenances, and the fixtures used to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, maintenance of said lift stations, pipe lines, and mains.

Subject, nevertheless, to the condition that the party of the second part restore the lands hereby conveyed after construction of said lift stations, underground pipe lines, and mains, as nearly as possible to the condition of said premises prior to such construction.

855360

Noted and  
James H. Racine County  
Sewerage District  
Official Seal  
Notary Public  
State of Wisconsin

1021-644

Subject, further, to the condition that in the event the party of the second part should at any time cease to use this easement for the purposes stated herein, this easement shall then terminate immediately and become null and void with any and all rights, title and interest reverting to the party of the first part; and, the party of the second part shall remove its installations and appurtenances within one hundred days or 90 days thereafter or the same shall also revert to the party of the first part.

The land affected by the grant of this easement and right of way is located in the Village of Watertown, County of Racine, State of Wisconsin, is more particularly described as follows:

Commence at the Southeast corner of Section 35, Township 1 North, Range 19 East; thence East along the South line of said Section 873.16 feet to the centerline of East River Road; thence southerly along said centerline 100 feet; thence east 41 feet to the place of beginning; thence continue East 30 feet; thence southerly 25 feet to the lower line of the Village of Watertown; thence Easterly along said North line 30 feet; thence southerly 35 feet to the place of beginning. For the purpose of constructing and maintaining of a sewer line. Said land being located in the Southeast Quarter (SW 1/4) of Section 35, Township 1 North, Range 19 East, Village of Watertown, Racine County, Wisconsin.

IN WITNESS WHEREOF, the party of the first part has caused and authorized its President and Clerk to sign and seal their hands and seals, this 11th day of May, 1969.

Witnessed by:

WITNESS OF RACINE COUNTY

Barbara M. Buchholz

Raymond Seider, President

Carol A. Guschl

E. Alfred Rebarock, Clerk-Treasurer

STATE OF WISCONSIN

as

County of Racine

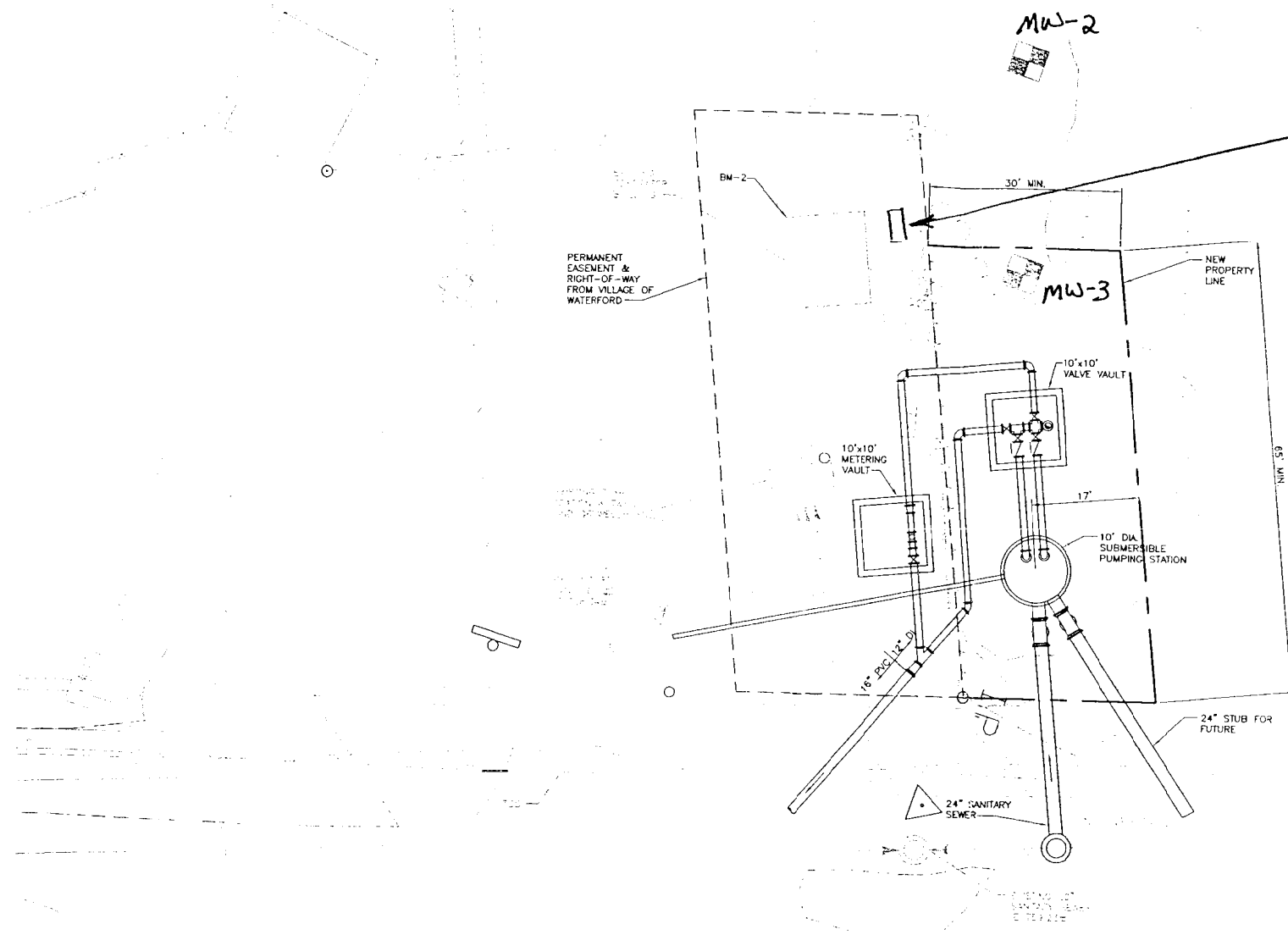
Before me, Robert D. Chesky, personally on this 11th day of May, 1969, Raymond Seider and E. Alfred Rebarock, by me known to be the persons who executed the foregoing instrument, and by me known to be the President and Clerk-Treasurer of the within party of the first part, who executed the foregoing instrument and acknowledged the same.



Robert D. Chesky  
Notary Public, Racine County,  
My commission expires



File: S:\@Sol\351--400\391\240\Acad\Drawings\w-ps-p&s.dwg Time: Mar 06, 2003 2:12pm



NOTE: Proposed structures are shown with darker lines.

RECORD DRAWING	
BY	DATE

NO. REVISION	
NO.	REVISION

DES. BY: TLF	CHK. BY: TLF
DWN. BY: ACC	APP. BY:
SCALE: AS SHOWN	
PROJECT DATE: MARCH, 2003	
PRINTED:	
LENGTH OF BAR IS 1"	
UN. ORIGINAL DRAWING	

WESTERN RACINE COUNTY  
METROPOLITAN SEWERAGE DISTRICT  
RACINE COUNTY, WISCONSIN

WATERFORD PUMPING STATION  
PLAN, SECTIONS, AND DETAILS

**STRAND**  
ASSOCIATES, INC.  
ENGINEERS

SHEET NO.
5
XXXX

FILE NO. 101-340-5

Northern Petro Services Inc.  
PSI File No.: 052-34024  
August 27, 1993  
Page 4 of 5

The laboratory analysis was performed by PSI's Analytical Laboratory, (Wis. DNR Facility ID #999819040). Diesel Range Organics (DRO) analysis was performed in accordance with the approved analytical methods for LUST samples in Wisconsin, dated April 1992. Results of this analysis indicate the DRO of the soil sample to be greater than the 10 ppm action limits and are summarized below:

Soil Sample #	Sample Location	Sample Depth	Soil Type	Relative Moisture Content	Date & Time Collected	Sample Odor ?	PID Reading	Analytical Results	Analysis Performed
S1	East wall of excavation	5-5.5'	silty sand with gravel (SM)	very moist	6-29-93, 11:15AM	yes	65 ppm	6,307.6 mg/kg	DRO

The Analytical Report, along with the Chain-of-Custody form is also contained in the Appendix.

### CONCLUSION

Based on visual observations and analytical testing at the above referenced site, it appears that a past release of fuel oil has occurred from this UST system. Visual observations of the tank showed signs of obvious leaking such as holes and analytical results of soil sample analysis indicate DRO concentrations above action limits. A site investigation appears to be warranted.

The apparent release may have impacted the area groundwater and; therefore, the site investigation should include an evaluation of groundwater within close proximity to this tank.

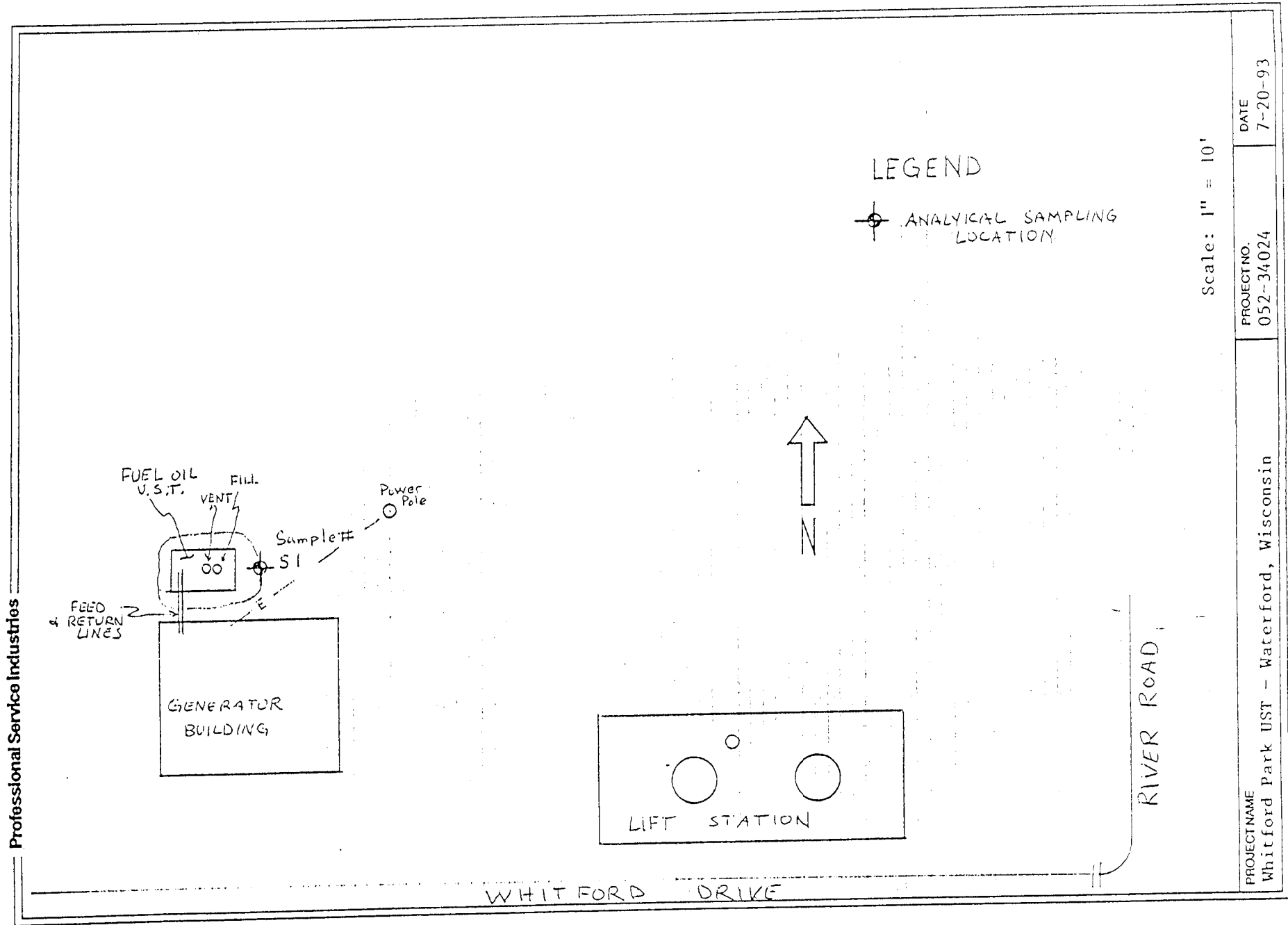
PSI will provide a proposed site investigation plan which will be submitted to the owner under separate cover.

### WARRANTY

The field observation, measurements, and analyses reported herein are considered sufficient in detail and scope to form a reasonable basis for the tank closure and preliminary assessment at this site. The findings and conclusions contained herein have been prepared in accordance with locally accepted environmental engineering methods, as they relate to the site as described in this report.

The assessment and evaluation is intended to provide the client with information regarding the environmental conditions described herein. The work is necessarily limited to the conditions observed and to the information available at the time it was performed.





Petroleum Hydrocarbon Site Assessment  
Whitford Park - Lift Station No. 2  
Waterford, Wisconsin  
MES Project No. 7-31050  
Page 6

#### Groundwater Observations

Groundwater observations were made during the drilling, and in the completed monitoring wells. Groundwater was encountered at depths ranging from about 8 to 11 feet during advancement of the augers. The following measurements were made at the monitoring wells:

<u>Monitoring Well</u>	<u>Top of PVC Elevation</u>	<u>Water Levels</u>	
		<u>11-03-93</u>	<u>11-19-93</u>
MW-1	97.12	93.48	93.12
MW-2	100.08	93.54	93.28
MW-3	100.25	93.43	93.13

The results of the measurements indicate a slight gradient to the east. However, groundwater levels and flow direction at the site may fluctuate with seasonal precipitation and changes in lateral drainage patterns. Additional wells and longer monitoring periods would therefore be required to better define groundwater flow patterns at this site.

#### **EVALUATION AND DISCUSSION**

##### Volatile Vapor Testing

The split spoon samples obtained during the field exploration were screened with the PID, and no volatile vapors were detected. The results of the PID testing are shown on the boring logs in the Appendix.

##### Laboratory Soil Results

Because no obvious odors or discolorations were observed, and no PID vapor levels were detected within the samples obtained during the exploration, the soil samples for chemical analysis were selected from the borings on the basis of the bottom depth of the previous tank. The samples were submitted to Swanson Environmental Laboratories, Inc. of Brookfield, Wisconsin. The results of the laboratory DRO and PVOC analyses, which are included in the Appendix, did not indicate presence of detectable concentrations within the tested samples. The analyses for the waste characterization profile had not yet been completed at the time of this report. When they are received, they will be presented in an addendum letter.

Petroleum Hydrocarbon Site Assessment  
 Whitford Park - Lift Station No. 2  
 Waterford, Wisconsin  
 MES Project No. 7-31050  
 Page 7

### Laboratory Groundwater Results

Groundwater samples from the monitoring wells were submitted for analysis for the presence of VOCs. Analytical results of the detected compounds are summarized on the table below, along with their respective groundwater quality standards.

#### SUMMARY OF WATER SAMPLING RESULTS

<u>COMPOUND</u>	<u>MW-1</u> <u>(ppb)</u>	<u>MW-2</u> <u>(ppb)</u>	<u>MW-3</u> <u>(ppb)</u>	<u>ES</u> <u>(ppb)</u>	<u>PAL</u> <u>(ppb)</u>
p-Isopropyltoluene	85	ND	1.0	--	--
Total Xylene	0.7	ND	0.7	620	124
Methylene Chloride	ND	2.0*	ND	150	15
Toluene	16	5.0	0.9	343	68.6
cis-1,2-Dichloroethene	4.0	ND	ND	-- 170	-- 7

\* The laboratory indicates that this compound is a commonly used solvent in the laboratory, and the result may be biased high.

ppb: parts per billion  
 -- : Not Established  
 ND : Not-detected  
 ES : Enforcement Standard  
 PAL: Preventive Action Limit

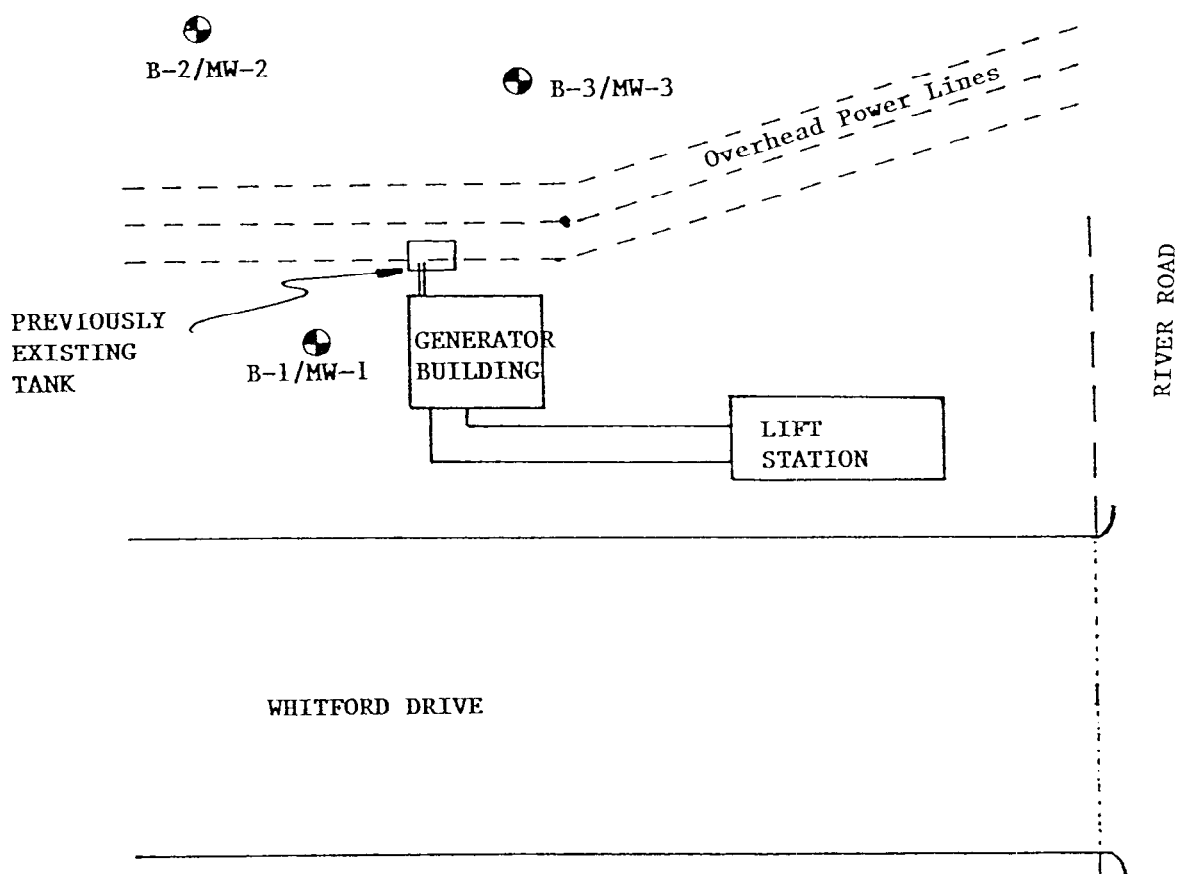
The Enforcement Standard and Preventive Action Limit are groundwater quality standards which have been established by the DNR in NR 140 of the Wisconsin Administrative Code for a number of compounds. When exceeded, these standards are referenced by the DNR when evaluating a course of action for a particular site, and are typically used to determine the need for additional study, long term monitoring, or remediation. As shown above, a few VOCs were present within the wells. However, they were at relatively low concentrations and not in excess of their respective standards (where established).

#### CONCLUSIONS AND RECOMMENDATIONS

The results of the PID screening, and the visual and olfactory field observations did not indicate the obvious presence of petroleum affected soils at the test boring locations. In addition, no DRO or PVOC concentrations were detected within the companion samples submitted for chemical analysis. It therefore appears that the affected soil zone is limited laterally, to within the near proximity of the previous tank, in the direction of the borings. If the depth of contaminants does not extend more than a few feet beyond the previous tank bottom, it is possible that the affected zone is relatively small, and may



SCALE: 1" = 20'



midwest engineering services, inc.

FIGURE 1

SITE PLAN  
Petroleum Hydrocarbon Assessment  
Whitford Park  
Waterford, Wisconsin

PROJECT NUMBER:  
7-31050

DATE:  
11-24-93

STATEMENT OF LEGAL DESCRIPTIONS WITHIN THE CONTAMINATED SITE  
BOUNDARIES

May 14, 2003

The property described on the attached permanent easement includes the Waterford Pumping Station site located at 621 River Road in Waterford, Wisconsin. The petroleum contamination at the Waterford Pumping Station site is limited to the property described on the attached deed. Based on the site investigation data it appears that the Waterford Pumping Station property has been affected by petroleum contamination caused by the former diesel fuel underground storage tank that was located on the site.

To the best of my knowledge, this statement is accurate.

Lynn Tangle

5/30/03  
Date